

025.0

0005

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

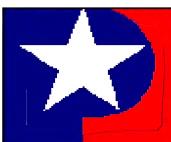
998,300 / 998,300

USE VALUE:

998,300 / 998,300

ASSESSED:

998,300 / 998,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
28		WINDSOR ST, ARLINGTON

Legal Description							User Acct
							16789
							GIS Ref
							GIS Ref
							Insp Date
							08/12/17

**OWNERSHIP**

Unit #:

Owner 1: HOHN HUBERT F	
Owner 2:	
Owner 3:	

Street 1: 28 WINDSOR STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: HOHN HUBERT F/ETAL -

Owner 2: HOHN BENJAMIN D -

Street 1: 28 WINDSOR STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Stucco Exterior and 3575 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	4 - Vinyl 20%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1912
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
<b>SPEC FEATURES/YARD ITEMS</b>									

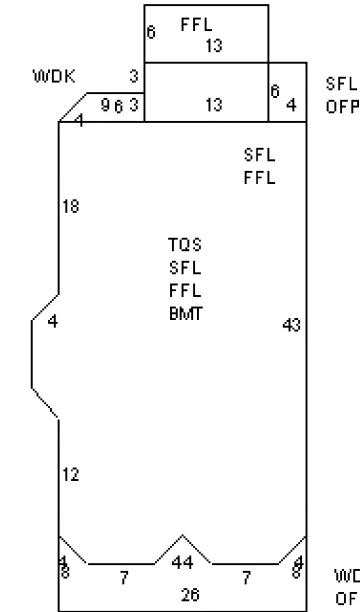
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1912	21.25	T	40	104			5,100		5,100

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	2	Rating: Average

**COMMENTS**

OF=XTRA SHOWER& SINK IN BMT.

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 13	BRS: 6
	Baths: 1	HB

**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:	1	Rating: Fair
Fpl:		Rating:
WSFlue:		Rating:

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

**CALC SUMMARY**

Basic \$ / SQ:	180.00
Size Adj.:	0.94374734
Const Adj.:	1.00969899
Adj \$ / SQ:	171.522
Other Features:	96750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	778490
Depreciation:	241332
Depreciated Total:	537158

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.52
Special Features:	0	Val/Su Net:	104.84
Final Total:	537200	Val/Su SzAd:	150.29

**PARCEL ID**

025.0-0005-0009.0

**IMAGE**

**AssessPro Patriot Properties, Inc**